



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 04, 2022 APC Meeting

Presented for approval: April 18, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 04, 2022 at Westfield City Hall.

Active Links for this meeting:

[April 04, 2022 APC Agenda & Exhibits](#)

[April 04, 2022 YouTube Video](#)

OPENING OF MEETING

[*You Tube Time: 0:03*](#)

Roll Call

Commissioners Members Present In-Person: Ginny Kelleher, Robert Horkay; Mike Johns, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Kristen Burkman and Matt Deck.

City Staff Present In-Person: Pam Howard, Assistant Director.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the March 21, 2021 Minutes.

Maue seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2203-DDP-08

[*YouTube Time: 3:40*](#)

Goodwill

25 East Spring Mill Pointe Drive

Goodwill of Central and Southern Indiana by Weihe Engineers requests Detailed Development Plan approval for a 14,000 square foot commercial building on 2.6 acres +/- in the Maple Knoll PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the March 21, 2021 Minutes.

Spoljaric seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2204-PUD-07 [PUBLIC HEARING]

[*YouTube Time: 4:22*](#)

Osborne Trails PUD Amendment V

West side of Horton Road & North of 191st Street

Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

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Staff presentation/Petitioner presentation

Public Hearing for 2204-PUD-07 opened at 7:15 p.m.

- One (1) public comment.

Public Hearing for 2204-PUD-07 closed at 7:19 p.m.

Petitioner responses/APC comments.

2204-PUD-08 [PUBLIC HEARING]

[*YouTube Time: 51:15*](#)

Grand Park Village PUD Amendment IV

North of Grand Park Boulevard & Wheeler Road

TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2204-PUD-08 opened at 8:01 p.m.

- One (1) public comment.
- One additional comment afterwards.

Public Hearing for 2204-PUD-08 closed at 8:06 p.m.

Petitioner responses/APC comments.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

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CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-ODP-04 & 2203-SPP-04 [CONTINUED]

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2203-ODP-03 & 2203-SPP-04 [CONTINUED]

Harvest Trail

Generally, at 300 East 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2203-PUD-03 [CONTINUED]

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-06 [CONTINUED]

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 East 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 1:49:23](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.

The meeting adjourned at 8:54 p.m.

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Signature Page for APC Minutes for April 04, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary